



Trafalgar Road,
Long Eaton, Nottingham
NG10 1DD

£245,000 Freehold



Entrance Hall

Ground Floor w.c.

Living Room

20'5" x 10'8" approx (6.23m x 3.26m approx)

Dining Room

17'3" x 9'0" approx (5.27m x 2.75m approx)

Kitchen

12'2" x 9'1" approx (3.71m x 2.77m approx)

First Floor Landing

Bedroom 1

12'11" x 11'3" approx (3.95m x 3.43m approx)

Bedroom 2

14'8" x 6'10" approx (4.49m x 2.1m approx)

Bedroom 3

11'5" x 6'10" approx (3.5m x 2.1m approx)

Bathroom

Outside

Directions

Agents Notes

Photos for illustration only.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.